

Project Consistency

General Plan

The proposed project is based on the General Plan Land Use Map adopted in August 2011, and is consistent with the General Plan because changes to the Map are not being proposed. Also, the proposed project is consistent with the following text on page 6-10 of the adopted Housing Element:

When this Housing Element is updated for the next housing cycle, the County will evaluate the policies and programs for internal consistency with the rest of the General Plan. Conversely, as other elements (particularly the Land Use Element) are amended, the County is required by State law (Government Code Section 65863) to make findings that such amendments will not impede the County from meeting its housing needs.

Finally, the primary changes proposed for this project are the new residential sites added to the Sites Inventory. The Land Use policies identified in Table C-1 are intended to facilitate the development of villages and village cores, which is where most of the housing identified in the Sites Inventory is located.

Table 1: General Plan Conformance

General Plan Component	Explanation of Project Conformance
1) POLICY LU-9.1 – Village and Community Core Planning	This policy encourages more detailed planning in villages and village cores to facilitate development in these areas. The Housing Element is consistent with this policy because a primary goal is to remove impediments to housing.
2) POLICY LU-9.4 – Infrastructure Serving Villages and Community Cores	This policy encourages prioritizing infrastructure improvements for villages and community cores. This will also remove impediments to constructing housing, particularly housing on sites included in the Housing Element Sites Inventory.
3) POLICY LU-9.12 – Achieving Planned Densities in Villages	This policy encourages future residential development to achieve planned densities in villages, which is consistent with the Housing Element’s primary objective to facilitate the provision of housing resources for all income levels.

Community Plan Consistency

The Alpine, Central Mountain, Julian, and Mountain Empire, Spring Valley, Sweetwater and Valle de Oro are the only community and subregional plans that contain housing sections. With the exception of Spring Valley, all of these community plans encourage a range of housing types that are compatible with their community character. The Spring Valley Community Plan

includes a policy that discourages subsidized housing. These are discussed more fully in the table below.

Table 2: Community Plan Conformance

Spring Valley Community Plan Component	Explanation of Project Conformance
1) POLICY LU-2.1.1 – Discourage the expenditure of funds collected by or granted to the County of San Diego from creating additional deed restricted affordable housing, until such time that densities of subsidized affordable housing are equitable between the remaining communities within the County Water Authority Boundary, and excluding age restricted senior housing.	The Sites Inventory identifies 116 parcels that could support a total of 4,830 low and very low income units. The parcels are located in nine community planning areas. Out of this total, Spring Valley has 4 sites (3 percent) for a total of 17 units (0.4 percent). The remaining 97 percent of sites and 99.6 percent of units are spread out throughout the other eight communities. Subsidized housing supports low and very low income households and is typically developed in communities where residents demonstrate this need. However most available sites with densities high enough to support this type of development occur outside of Spring Valley and are more equitably distributed. In addition, the Housing Element does not require the development of subsidized affordable housing.

Zoning Consistency

The proposed project does not propose any zoning changes. The Sites Inventory is based on current zoning; therefore, is consistent with current zoning.